

# Maryland Historical Trust

## Maryland Inventory of

### Historic Properties Form

Inventory No. BA-3242

#### 1. Name of Property

(indicate preferred name)

historic      Noah E. Offutt House

other      Valley Framing Shop

#### 2. Location

street and number      2 Sherwood Road      not for publication

city, town      Cockeysville      vicinity

county      Baltimore County

#### 3. Owner of Property

(give names and mailing addresses of all owners)

name      Mareposa LLC

street and number      2 Sherwood Road      telephone      410.666.5433

city, town      Cockeysville      state      MD      zip code      21030-2324

#### 4. Location of Legal Description

courthouse, registry of deeds, etc.      Baltimore County Courthouse      tax map and parcel      map 42, parcel 178

city, town      Towson      liber      10585      folio      224

#### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
- ☐ Contributing Resource in Local Historic District
- ☐ Determined Eligible for the National Register/Maryland Register
- ☐ Determined Ineligible for the National Register/Maryland Register
- ☐ Recorded by HABS/HAER
- ☐ Historic Structure Report or Research Report at MHT
- ☐ Other: \_\_\_\_\_

#### 6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing      Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	2      buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	1      sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	3      structures
<input type="checkbox"/> object		<input type="checkbox"/> education	objects
		<input type="checkbox"/> funerary	Total
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			0

## 7. Description

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### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Noah Offutt house at 2 Sherwood Road is located at the intersection of Cedar Knoll Road and Sherwood Road and is on a rise overlooking the intersection of York and Sherwood Roads. The Offutt house was built in three different phases. The original bungalow was constructed ca. 1926 and additions were added to the northern elevation in 1948 and in 1995. This property is situated facing a busy commercial stretch of York Road and is flanked by an assisted living facility to the south, Sherwood Road to the north, and Cedar Knoll Road to the east. In addition to the main building there is also a ca. 1926 two bay garage located between the building and Cedar Knoll Road and a masonry fountain directly in front of the western elevation. The parking lot for the business wraps around and is located between the building and Cedar Knoll Road to the east and Sherwood Road to the south.

The Offutt house is situated in the center of Cockeysville in what was historically the main business area on an approximate .80 acres parcel of land. The building and garage are located on the eastern side of the property with open space between the building and York Road. Originally, there were other houses along that stretch of York Road, however, they have since been demolished and the land is now mainly used for commercial purposes. The Cockey Homestead is located to the northeast of the Offutt house and is not visible from York Road. As Sherwood Road travels east, it becomes primarily residential in nature.

The ca. 1926 portion of the building is the southern most elevation and exhibits a general bungalow form with the broad side gable roof, second story dormer window and full width front porch that faces west (Figure 1). The stuccoed masonry building is supported by a stone foundation. The roof is covered with asphalt shingles. It has been built into a slight rise on the rear and a ground level window located to the west of the chimney exposes a portion of the basement. The southern elevation has a brick chimney offset to the west and is flanked by single light vinyl windows. Two six over six vinyl windows are paired on the second floor to the east of the chimney with two six over six vinyl windows paired on the first floor to the east of the chimney. Plastic lattice covers the area between the stone pedestal and the corner of the building. The west facing façade of the building has a full-length open wood porch with plastic lattice screens located between the porch steps and the southern stone column base. Two levels of stone steps and stone walkway reach the wood porch (Figure 2). A plain circular masonry fountain is located on the hill below the walkway (Figure 3). Three masonry columns on stone pedestals support the porch roof. Between the stone pedestals, closed railings are visible. What probably was the original entrance is accessed through an off center front door and is sheltered by the porch roof. Three six over six vinyl windows on the first floor are located to the right of the front door. The front door is two panel topped with six lights. It is flanked by an additional panel located below six sidelights. A screen door covers the main front door. The western façade contains a centrally located three bay wide gable dormer whose peak projects above the main roofline. The dormer has plain overhanging eaves. The eastern elevation of the 1926 portion is stucco over masonry with an off centered door on the first story. Two additional stone column bases support masonry columns over a deeply pitched porch roof that is covered in asphalt singles. A closed railing is located opposite the wall that connects this portion to the later addition. Two symmetrically spaced six over six windows are located on the first floor although they are different heights. A three bay wide shed dormer dominates the second floor (Figure 4).

The ca. 1948 portion of the building was added to the northern elevation of the earlier building. Although the construction appears to be masonry, the difference in stucco patterns is clearly visible between the two buildings. While the slope of the roof matches in line with the earlier addition, the gable end is higher than the lower sloping roofline of the 1926 portion. The roof is also clad in asphalt shingles. The front door faces west but is at a lower elevation than the earlier building. It appears to be at what would be the basement level. The door is surrounded by several rows of red brick and is covered by a pedimented wood hood clad in slate shingles and held up by decorative brackets. Six over six vinyl windows flank the door and feature brick sills. Directly above the door, on the second floor, is a single light window with six over six vinyl sidelights (Figure 5). The third floor has a centrally located two bay wide gable dormer whose peak projects above the roofline. The 1995 addition located to the north also features a different stucco pattern. A centrally located entrance on this addition is covered by a pedimented wooden hood clad in asphalt shingles and is supported by simple columns. Directly above the door, on the second floor, there are three connected six over six vinyl windows. The third floor has a centrally located two bay wide dormer identical to the one on the 1948 addition (Figure 6).

The low pitched roofline on the eastern facade of the 1948 portion blends into the 1995 addition although the gable peak is higher than the 1926 portion. The roof is also clad in asphalt shingles. Located on the second level there are two- two bay wide gable dormers with six over six vinyl windows. Five masonry columns on stone pedestals hold up the first floor roof overhang and features closed

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railings. The floor is five bays wide with six over six vinyl windows. They are grouped between the columns. A door with multiple lights is located next to a set of French doors on the southern most portion of this addition and appears to be a main entrance for the business. At the northern end there is another door with multiple lights. The parking lot level is on a higher grade and is situated between the entrance and Cedar Knoll Road. The north facing elevation of the 1995 addition is clad in vinyl siding and has one off center six over six vinyl window on the second floor. The concrete foundation is clearly visible. Centrally located in what appears to be the third floor or attic space is three small six over six vinyl windows (Figure 7).

Located to the northeast of the building is a ca. 1926 two bay wide garage with a low pitched hipped roof clad in asphalt shingles. The walls are clad in wood shingles painted blue. The eastern façade has a pair of six over six vinyl windows that is also duplicated in the western façade (Figure 8).

## 8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

**Specific dates** 1926-1994

**Architect/Builder** Unknown

**Construction dates** 1926, 1948, 1995

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Located in the Eighth Election District in Baltimore County, the Noah E. Offutt house is situated in the heart of what was the main area of the village of Cockeysville. The home was built by Noah's daughter Sarah Elizabeth Offutt and her husband James Frederick Offutt in 1926 with local stone incorporated into its bungalow style. It was altered in the mid 1940's and 1995 with additions. The property remained in the Offutt family until 1994. The house is located on land that was inherited by Comfort M. W. Offutt, niece of Comfort M.W. Cockey Morrison, and first wife of Noah Edward Offutt. Offutt was from Granite, located in the Second Election District of Baltimore County. A lawyer by profession, the close proximity of Cockeysville to Towson must have been practical and convenient. Upon marrying, Offutt moved into the Cockey Homestead with his new wife, stepson and her aunt. He later built a large Victorian style home that faced York Road, which was demolished sometime in the 1990's. As founders of the town, the Cockey family was instrumental in the establishment of many of the village's most important businesses and institutions including Sherwood Episcopal Church, the Cockeysville Hotel and general store in addition to the bank. They also helped secure the establishment of the Cockeysville Station stop on the Northern Central Railroad through funding and the conveyance of land. Cockeysville experienced significant growth and development in the 19th century that continued through the early 1900's. Its population also absorbed many residents displaced by the demolition of Warren and Ashland due to the construction of Loch Raven Reservoir. By the time the Offutt house was constructed in the mid 1920's, Cockeysville was a no longer a village but a well established town.

Although it is associated with Cockeysville and the Cockey and Offutt families, the Offutt house does not meet the criteria required to landmark a property under Baltimore County Code, Sec. 32-7-106. The property does not retain the essential physical features that made up its original character and appearance, which are necessary to convey historic context. The house's 1926 construction date places it outside of the main period of development that characterizes the most notable buildings and historic landmarks in Cockeysville. Due to its many alterations and replacement materials, it is not a distinctive example of a particular architectural style or period. It is not an exceptional example of the work of a noted architect or master builder. The use of local stone, including marble and "Butler stone" is not uncommon in this area of Baltimore County and can be found in earlier and later constructed buildings. The concrete pond is no longer used in the capacity for which it was designed and is in disrepair. The property is not of notable artistic merit and it has not yielded nor will be likely to yield information or materials important in prehistory or history.

Comfort M.W. Cockey Morrison was the daughter of Judge Joshua F. Cockey and she inherited the Cockey Homestead in addition to many acres of Judge Cockey's holdings.<sup>1</sup> The Offutt house is located on what was Lot # 7 of Captain Thomas Cockey Deye's landholdings. Judge Cockey's father, Colonel Cockey, inherited this 400-acre parcel in 1808 from Deye, who was his bachelor uncle.<sup>2</sup> The land was later divided up between the Judge's heirs.<sup>3</sup> Comfort M.W. Cockey Morrison bequeathed part of her estate to her niece Comfort Offutt.<sup>4</sup> Upon Offutt's death in 1916, her husband Noah inherited her estate although she stipulated in her will that if he remarried, the property would be split among

<sup>1</sup> Hutchins, M.L., *Offutt Family Genealogy*, Historic Society of Baltimore County, Genealogy Collection, March, 1984, n.p.

<sup>2</sup> Hutchins, Clarence. "Map of Thomas Cockey Deye's Landholdings". Prepared for the Baltimore County Office of Planning, nd.

<sup>3</sup> Baltimore County Land & Will Records, Baltimore County Courthouse, Towson, MD: WWA 9:299.

<sup>4</sup> Baltimore County Land & Will Records, Baltimore County Courthouse, Towson, MD: LMB 218:495; 226:575.



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her children.<sup>5</sup> Noah married Cora Johnson in 1926, which then resulted in the conveyance of the property to her children.<sup>6</sup> Part of the property was deeded to Sarah Elizabeth Offutt and her husband James Frederick Offutt and they built the house shortly after.<sup>7</sup> In 1930, it was valued to be worth \$4300.00.<sup>8</sup> It remained in the Offutt family until 1994 at which time it was sold to the present owners.<sup>9</sup>

The Offutt family also owned a great deal of property in Baltimore County, mainly in the Granite vicinity. Noah's father, Doctor Thomas Z. Offutt, married into the Worthington family who had significant assets that included land and granite quarries. The legacy of the Offutt family is evident in Granite and the Randallstown area. Milton Offutt commissioned the Offutt road in 1881 as a means of connecting the granite quarries to the Liberty Road in Randallstown.<sup>10</sup> There are also several homes in the Granite area that are associated with the Offutt family, including the Offutt farmstead, where Noah Offutt was born, which is still located on the Offutt Road, and Mount Welcome Retreat, which is a Baltimore County Landmark. Many of the Offutt men were also very involved in local politics as judges and lawyers in addition to being involved in banking operations in Towson.<sup>11</sup>

The Cockeysville and Texas areas of Baltimore County owe much of its development to the quarry industry. The quarry industry may date back as early as 1810 when the Cockeysville Hotel and the Hayfields Mansion were constructed of local stone. The railroad also played an important part in the growth of the area when it came in 1838 to reach York, Pennsylvania and the Susquehanna River at Wrightsville. Most of the work at the marble quarry was done by hand and then carted to train stations at Texas and Cockeysville. The quarry supplied marble to Baltimore and the nation's capitol including the columns for the Capitol Building, the Post Office buildings and Baltimore's City Hall. The towns of Cockeysville, Texas and Warren grew quickly in the latter half of the 19<sup>th</sup> century and had a flourishing trade industry that was supported by the marble quarries, mills and agriculture.<sup>12</sup> The stone quarries in Butler were also important to the development of the area and continue to be in operation today. Because of the easy access to local stone, it is common to find these materials incorporated into many buildings in Baltimore County and the City.<sup>13</sup> Quarries at Texas, Beaver Dam and Butler continue to supply construction materials to local construction projects.

The Offutt house has local building materials incorporated into the porch, walkway and foundation including Cockeysville marble and Butler stone. This is not unusual in Baltimore County and it is not difficult to find a variety of examples of these materials used on buildings in the area. The architecture at Goucher College is very well known for its use of Butler stone on their existing buildings dating from the 1940's and great pains are taken to incorporate the stone on new construction projects on campus. Recent additions to the oldest building, Van Meter Hall, incorporated the stone so that it matched the earlier stone work. Even the recently added buildings, including the Athenaeum, currently under construction, makes use of the stone.<sup>14</sup> Other exceptional examples of this stone work can be found in the Towson Estates community which was built in the 1930's<sup>15</sup>, the Cloisters Mansion on Falls Road<sup>16</sup>, the

<sup>5</sup> Baltimore County Land & Will Records, Baltimore County Courthouse, Towson, MD: WJP 19:35.

<sup>6</sup> Baltimore County Land & Will Records, Baltimore County Courthouse, Towson, MD: WPC 631:204.

<sup>7</sup> Baltimore County Land & Will Records, Baltimore County Courthouse, Towson, MD: WPC 631:207.

<sup>8</sup> United States Federal Census Records, Maryland, Baltimore County, Election District 8, District 35, p. 17.

<sup>9</sup> Baltimore County Land & Will Records, Baltimore County Courthouse, Towson, MD: SM 10585:224.

<sup>10</sup> Anonymous, "Affairs in Baltimore County" Baltimore Sun, December 22, 1880, p. 4.

<sup>11</sup> Bonnett, Logie, *Baltimore County-Its History, Progress & Opportunities*, The Jeffersonian Publishing Company, Inc., 1916, p.39, p. 83, p.90.

<sup>12</sup> E.H.T. Traceries. *Baltimore County Architectural Survey, Phase I Final Report*. Prepared for the Baltimore County Office of Planning, June 1, 2001.

<sup>13</sup> Kaufman, Alvin, *Bureau of Mines, Minerals yearbook area reports 1953*, Maryland, p. 489.

<sup>14</sup> Gunts, Edward, "Goucher's 'State-of-the-Art' Dorm; \$19 million Residence at College in Towson is Designed To Last", The Sun, Baltimore, Md. August 22, 2005. p. 1C

<sup>15</sup> Jones-Bonbrest, Nancy, "Hidden Jewel was 'Ideal Suburb': Insiders Guide to Towson Estates", The Sun. Baltimore, Md.: September 21, 2008. p. L.1

<sup>16</sup> Weidman, Gregory R., *National Register of Historic Places Inventory-Nomination Form, BA-1186 "The Cloisters"*, 1977, Section 7, p.1

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Baltimore County Bank building on York Road in Towson<sup>17</sup>, and buildings on the Loyola College campus.<sup>18</sup> Cockeysville marble can also be found on many monuments in the area as well as being used for the Loch

Raven Reservoir<sup>19</sup> and Baltimore's notable steps. Recent repairs to the Capitol building in Washington D.C. were made with Cockeysville marble from the same quarry that supplied the building originally so that there would not be visible differences in how the building looked.<sup>20</sup>

Based on Sanborn fire insurance maps, the original Offutt house appears to have been built as a two story dwelling with a front porch, which is most likely represented by the southwestern portion of the structure that is in the bungalow style.<sup>21</sup> Bungalows were very common in the early 20th century and generally had features including overhanging eaves, dormers, exposed rafters and a very distinctive floor plan. The Arts and Crafts movement that influenced the design and construction of the bungalow style also had an effect on the gardens and yard. Exterior features such as pools and fountains were commonly incorporated into the landscape.<sup>22</sup> The majority of the features that illustrate the bungalow style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation are imperative when determining if a building is an exceptional example of a particular type of architecture.<sup>23</sup> Later additions in 1948<sup>24</sup> and after 1995<sup>25</sup> completely changed the building's character and undermined the original architectural style. It has been altered to such a point that the characteristics it does retain, the stone porch and chimney, are not enough to distinguish it as an excellent example of a bungalow. Other original elements now have modern replacements including windows, latticework, balustrades, siding, roofing materials and doors. The area around the building has also been changed so that the historic context of the house has been lost. The residential pattern of development that did exist along that corridor has disappeared. Noah Offutt's original Victorian home that was located nearby was demolished to make way for the assisted living facility that now occupies the parcel next door.<sup>26</sup>

<sup>17</sup> Loudermilk, Suzanne, "Towson Bank Will Close July 11 to Consolidate Services Nearby; Officials Expect the Wait for Tenant Won't Be Long", The Sun. Baltimore, Md.: May 13, 1997. p. 3B.

<sup>18</sup> Gunts, Edward, "A Dramatic Newcomer That Fits Right in Loyola's New Business School Adds a Focal Point Without Overpowering the Evergreen Campus' Existing Structures", The Sun. Baltimore, Md., August 27, 2000. p. 6F

<sup>19</sup> Loudermilk, Suzanne, "Geology professor leads tour of Earth's rocks; Ancient formations lie in Towson, Hunt Valley", The Sun. Baltimore, Md, July 21, 1997. p. 1.B

<sup>20</sup> Loudermilk, Suzanne, "A monumental encore; Quarries: Baltimore County marble was used in building the Washington Monument in the nation's capital, and marble from the same place might be used as it is restored", The Sun. Baltimore, Md., November 3, 1998. p. 1A

<sup>21</sup> Enoch Pratt Free Library, Bell & Howell Information and Learning's Digital Sanborn Maps, 1867-1970, Baltimore County, Cockeysville, 1930.

<sup>22</sup> Ames, David L., Flint McClelland, Linda, U.S. Department of the Interior, National Park Service, *National Register Bulletin, Historic Residential Suburb, Guidelines for Evaluation, "Home Gardening and the Arts and Crafts Movement"* 2002, Part 3, n.p.

<sup>23</sup> U.S. Department of the Interior, National Register of Historic Places, National Park Service, *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*, 2002, Section 8, n.p.

<sup>24</sup> Becky Gerber, e-mail to Teri Rising, Baltimore County Office of Planning, 23 January 2009.

<sup>25</sup> Baltimore County Zoning Finding of Facts & Conclusion of Law, Case No. 95-327-SPH, 1995, n.p.

<sup>26</sup> Maryland State Archives, Baltimore County Plats, SM 70:146.

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### 9. Major Bibliographical References

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- Baltimore County Zoning Records, Baltimore County Office of Zoning, Towson, MD.
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- Enoch Pratt Free Library, Bell & Howell Information and Learning's Digital Sanborn Maps, 1867-1970.
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- Kaufman, Alvin, *Bureau of Mines, Minerals yearbook area reports 1953*, Maryland.
- Maryland State Archives, Baltimore County Land Survey, Subdivision, and Condominium Plats.
- Proquest LLC, The Sun, Baltimore, 1990-present.
- U.S. Department of the Interior, National Register of Historic Places, National Park Service, *National Register Bulletin, How to Apply the National Register Criteria for Evaluation*, 2002.
- United States Federal Census Records, Maryland, Baltimore County, Election District 8, 1930.
- Weidman, Gregory R., *National Register of Historic Places Inventory-Nomination Form, BA-1186 "The Cloisters"*, 1977.

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### 10. Geographical Data

Acreage of surveyed property	<u>Less than one Acre</u>
Acreage of historical setting	<u>Less than one Acre</u>
Quadrangle name	<u>Cockeysville</u>

Quadrangle scale: 1:24,000

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### Verbal boundary description and justification

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The Noah Offutt house is associated with the 35, 697 square feet known as parcel 178 and located on grid 22 of tax map 42 of the Baltimore County Tax Assessor's Office.

## 11. Form Prepared by

name/title	Teri Rising, Historic Planner		
organization	Baltimore County Office of Planning	date	February 1, 2009
street & number	105 West Chesapeake Avenue	telephone	410.887.3495
city or town	Towson	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600



BA-3242

Noah E. Offutt House

2 Sherwood Rd., Cockeysville

COCKEYSVILLE QUAD

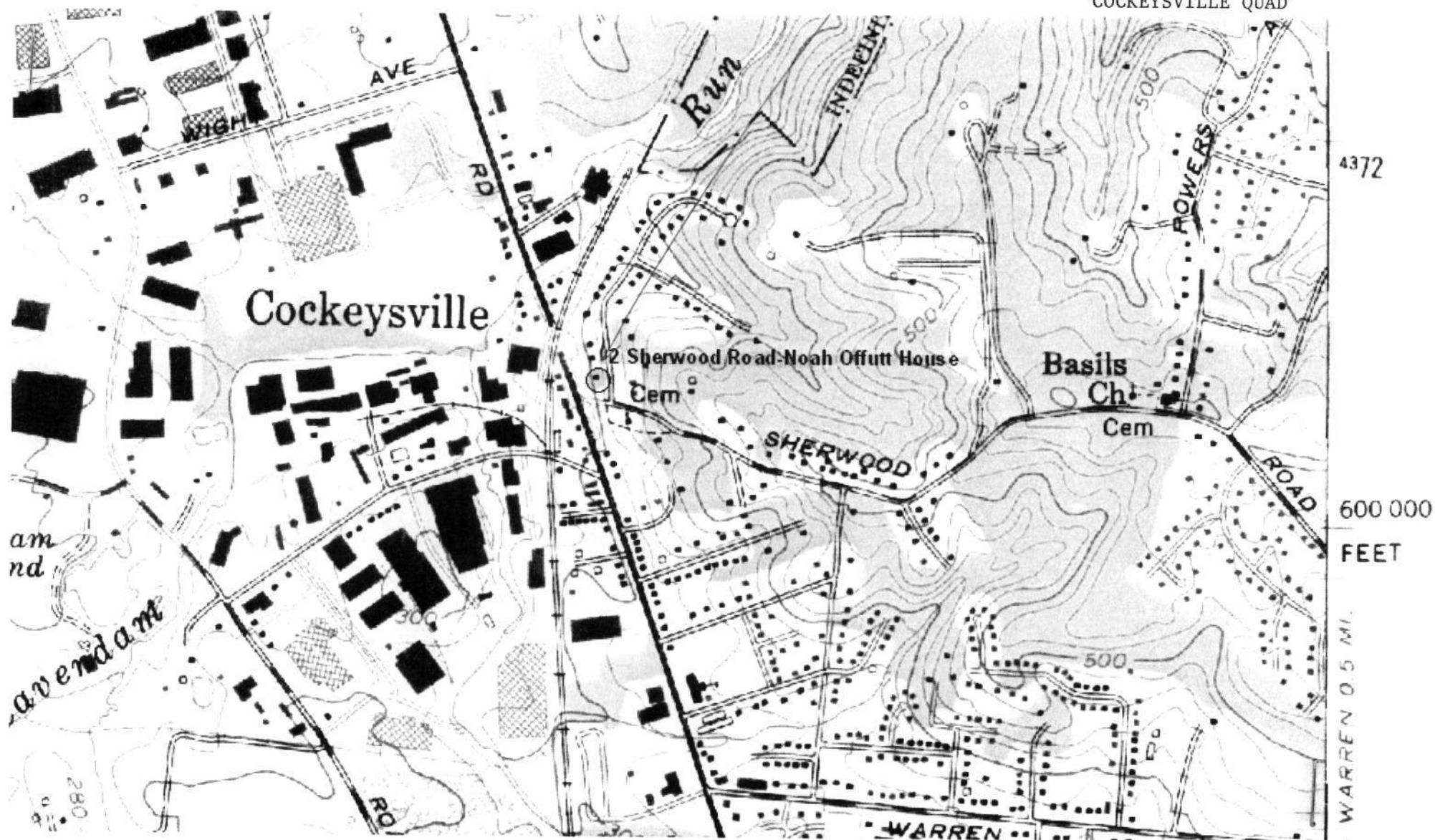




Figure 4



Figure 5

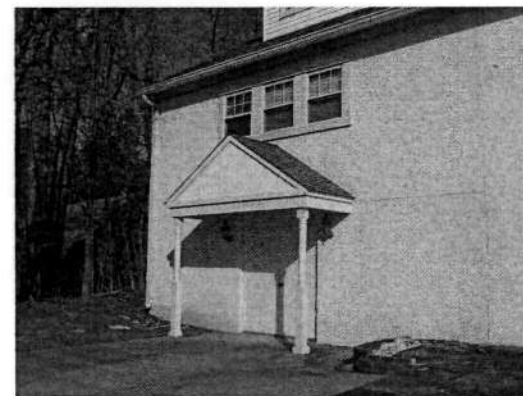


Figure 6



Figure 7

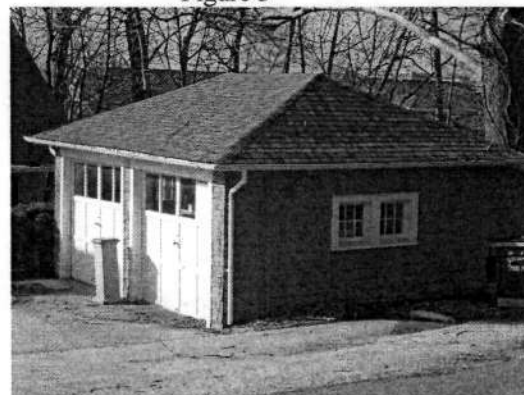


Figure 8

BA-3242